

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-005050-24

**SHERIFF'S SALE
NO. 14453**

Between
IOF III TRUST 7B

PLAINTIFF

vs.

80 COTTONTAIL RE HOLDINGS LLC; FIRST BANK, as Successor in interest to Malvern Federal Savings Bank;
DEFENDANTS

Writ of Execution for sale of mortgaged premises.

By virtue of the above stated Writ of Execution to me directed and delivered I will expose for sale at public vendue on

TUESDAY THE 25th DAY OF FEBRUARY, 2025

between the hours of two and five o'clock in the afternoon of said day, that is to say at 2:00 P.M. prevailing time at the Commissioners Meeting Room, Administration Building, 20 Grove Street, Somerville, New Jersey.

Participants are asked to Pre-Register 24 hours before the Sale Date, to wit:

All that tract or parcel of land, situate, lying and being in the Township of Franklin, County of Somerset, and State of New Jersey:

Being known as Tax Lot Nos. 1.01 and 2.03 in Block No. 530.04; Dimensions of property: (approximately) 707.20 feet by 451.14 feet; Nearest Cross Street: Campus Drive.

**PREMISES COMMONLY KNOWN AS:
80 COTTONTAIL LANE
SOMERSET, NEW JERSEY**

A more complete metes and bounds description can be found in the Office of the Somerset County Sheriff.

Anyone planning on utilizing the "Community Wealth Preservation Program" must have all necessary documentation when signing in for the sale.

Liens & taxes not extinguished by this sale: 1st qtr 2025 taxes in the amount of \$37,723.50 plus interest and penalties. 2nd qtr 2025 taxes in the amount of \$27,723.50 plus interest and penalties. Any outstanding taxes, water and sewer charges not paid and/or to become due.

Together with all singular rights, liberties, privileges, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and remainders, rents, issues, and profits thereto.

Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person's claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.

Amount of Judgment to be satisfied \$5,544,138.56 plus interest, cost, printers' fees, Sheriff's fees, and commission.

Unless the Purchaser utilizes the "Community Wealth Preservation Program", the purchaser shall pay 20% of purchase price at end of sale in certified funds, certified check, cashier's check or treasurer's check and sign acknowledgment of purchase. The Sheriff reserves the right to adjourn this sale for any length of time without further advertisement as provided for by law.

**DARRIN J. RUSSO
SHERIFF**

DATED: January 6, 2025
Norris McLaughlin, P.A.
400 Crossing Boulevard, 8th Floor
P.O. Box 5933
Bridgewater, NJ 08807